REPORT ON THE
DISTRICT WORKSHOPS ON HOMELESSNESS
FOR I.Y.S.H. - 1987

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Northwest Territories
Housing Corporation

March 9, 1988

Report on The District Workshops on Homelessness for IYSH - 1987

The following is a record of the six Workshops on Homelessness which were held during the summer and early fall in: Yellowknife, co-ordinated by the Dene Nation; and Hay River, Eskimo Point, Inuvik, Cambridge Bay, and Iqaluit co-ordinated by the NWT Housing Corporation.

The report consists of: background information on IYSH and the Workshops; a summary of the issues and recommendations raised at the Workshops; followed by concerns expressed by participants to the workshops, recommendations raised and responses from Government Departments to the recommendations.

This report is being sent out to all participants in the workshops and all departments that responded to the concerns raised.

Thanks again to all who participated in this dialogue on homelessness.

Sincerely,

Janice Laycock
Policy Officer
Policy & Evaluation

Enclosures

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REPORT ON THE DISTRICT WORKSHOPS ON HOMELESSNESS FOR IYSH 1987

BACKGROUND

1987 was declared INTERNATIONAL YEAR OF SHELTER FOR THE HOMELESS (I.Y.S.H.) by the United Nations to focus attention on the plight of the homeless all over the world.

The homeless include not only those people who have no shelter (absolutely homeless) but also those who do not have adequate housing. This includes: the elderly and the disabled who do not have the proper facilities; the victims of family abuse who must flee their homes for safety; and also people who live in severely overcrowded conditions.

The Canadian Council on Social Development (C.C.S.D.) undertook to examine the extent of homelessness in Canada through a national inquiry on homelessness. The first phase of the inquiry involved a snapshot survey of agencies providing services for those in need of temporary or emergency shelter. This survey was followed by a series of local workshops which brought together representatives of governmental and non-governmental agencies to highlight and make recommendations on issues of the homelesss.

The Northwest Territories Housing Corporation in conjunction with C.C.S.D. and as part of its participation in I.Y.S.H. co-ordinated workshops on homelessness which were held in the communities of Hay River, Eskimo Point, Inuvik, Cambridge Bay and Iqaluit. These workshops involved the participation of a number of regional and local groups including: churches, the Royal Canadian Mounted Police, Government of the N.W.T.- Department of Social Services - Municipal and Community Affairs - N.W.T. Housing Corporation, drug and alcohol groups, womens groups, town and regional councils, native organizations as well as other interested local and regional organizations.

The Dene Nation, with financial assistance from the N.W.T. Housing Corporation, the Department of Social Services and Canada Mortgage and Housing Corporation, co-ordinated a workshop in Yellowknife which included regional and local representation as well as the Chiefs from the Dene Regions.

The findings from these workshops were recorded and the information was forwarded to the C.C.S.D. for inclusion in the presentation at the National Conference to Observe I.Y.S.H. held in Ottawa September 13 - 16, 1987. This information was also included as a supplement to the report submitted by C.C.S.D. to Canada Mortgage and Housing Corporation.

1987
INTERNATIONAL YEAR OF SHELTER FOR THE HOMELESS

SUMMARY OF ISSUES/RECOMMENDATIONS - WORKSHOP ON HOMELESSNESS

The workshops were held in each district of the N.W.T. in order to give adequate attention to the priority issues of that area, and even though there were differences from one district to the next there was also much common ground. The concerns and issues are well reflected in the recommendations that were raised at the Workshops. They focused primarily on the following areas:

1. **Overcrowding - and Better Access to Housing** - lack of housing and limited access to financial assistance for building creates overcrowding in the existing housing stock. Overcrowding causes interpersonal stress which contributes to a whole range of social problems. Participants made recommendations on various ways to alleviate the shortage of housing or to make better use of the existing housing.

2. **Information** - lack of a single source of accessible and comprehensive information on support for the homeless, this includes information on: housing programs both territorial and federal, financing, social services support programs, etc.

3. **Singles Housing** - this refers specifically to the lack of housing for single people and single parent families. The existing housing was designed mostly for large families, the need studies are beginning to identify the need for smaller units. This was a concern of the participants at most of the workshops but only Hay River chose to make a recommendation on it.

4. **Special Needs Housing** - this refers to the variety of different housing types that the communities require such as housing for: the disabled, the elderly, spousal abuse victims, transients, people returning from treatment programs, etc. This was a common concern of the various workshops.

1987
INTERNATIONAL YEAR OF SHELTER FOR THE HOMELESS

5. **Community Involvement and Co-ordinated Approach by Government** - need for community groups to work together on solutions to homeless problems, i.e., interagency meetings - need for the government of the N.W.T. to co-ordinate their efforts to alleviate homelessness and for communities and government to work together. Participants also expressed frustration and confusion in dealing with government departments on issues related to homelessness - access to the "right" people, access to consistent information on programs, policy, etc. The issue of more local control was also raised on many occasions.

6. **Access to Land** - in many of the workshops participants expressed concern over the lack of developed land for buildings houses. In tax based communities this lack of buildable land has also been compounded by high costs and in the C.O.P.E. claim area by a confusion over the affect of the claim on access to land.

7. **Local Employment** - a common concern amongst many of the communities, that the benefits of construction work go to local people. Participants of the workshops discussed better access to local employment.

RESPONSES TO RECOMMENDATIONS - N.W.T. WORKSHOPS ON HOMELESSNESS

The responses to the recommendations made at the various workshops are organized in the following fashion:

- workshop locations in chronological order;
- recommendation in bold and quotations; followed by
- responses to the recommendations according to department or agency.

The recommendations raised were directed at a number of different government departments: N.W.T. Housing Corporation, Social Services, Education, Personnel, Municipal and Community Affairs, Canada Mortgage and Housing Corporation, as well as local and regional organizations. These departments were requested to submit their responses to the recommendations raised in the communities. The following is a record of the workshops concerns, recommendations, participants and responses to the issues raised.
The information is presented for each workshop in the order in which they were held.

YELLOWKNIFE - WORKSHOP ON HOMELESSNESS

JULY 29 AND 30TH, 1987

CO-ORDINATED BY THE DENE NATION HEALTH DEPARTMENT

DENE NATION

DENENDEH NATIONAL OFFICE

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INTERNATIONAL YEAR OF SHELTER FOR THE HOMELESS WORKSHOP
HELD ON JULY 29TH & 30TH, 1987
IN YELLOWKNIFE, N.W.T.
BY DENE NATION HEALTH DEPARTMENT

DENE CHIEFS AND REGIONAL REPRESENTATIVES

RECOMMENDATIONS AND RESOLUTIONS:

C. 1) NATIVE PEOPLE'S CULTURAL NEEDS AND CONCERNS BE AN INTEGRAL PART OF PLANNING, HOUSING PROGRAMS AND PHYSICAL DESIGN OF HOUSING FOR THE PEOPLE LIVING IN THE NORTH OF SIXTY.

2) LOCAL LABOUR BE USED FOR THE CONSTRUCTION OF THE HOUSES, AS A RESULT THE UNEMPLOYMENT PROBLEMS IN THE COMMUNITIES CAN BE ADDREESSED.

3) NATIVE PEOPLE BE GIVEN CONTROL OVER HOUSING PROJECTS INCLUDING LOCATION OF HOUSES, MANAGEMENT OF CONSTRUCTION AND MANAGEMENT OF RENTAL PROJECTS WHERE THEY EXIST.

4) HOUSING WHICH IS ABANDONED BY THE GOVERNMENT DEPARTMENTS, (FEDERAL AND TERRITORIAL) MADE AVAILABLE TO LOCAL PEOPLE LIVING IN POOR HOUSING RATHER THAN SIT VACANT FOR YEARS TO DETERIORATE.

RECOMMENDATIONS AND RESOLUTIONS:

I. a. THAT THE HOUSING AUTHORITY PROVIDE A LEADERSHIP ROLE IN CO-ORDINATING AND ESTABLISHING A COMMUNITY BASED GROUP TO ADDRESS THE NEEDS OF THE HOMELESS, SHARE RESOURCES AND DEVELOP A COHESIVE APPROACH TO HOMELESSNESS IN YELLOWKNIFE.

b. THAT A CENTRAL CLEARING HOUSE TO PROVIDE INFORMATION ON SOCIAL ISSUES RELATED TO HOMELESSNESS BE ESTABLISHED.

c. OMBUDSMAN.

d. YOUTH - EMERGENCY SHELTERS.
PSYCHIATRIC
TOURIST - BED (BF.)
SPOUSAL

II. a. PROPOSED THAT A BODY BE ESTABLISHED TO STUDY AND PUBLICIZE THE NEED FOR TEMPORARY SHELTER WITHIN THE TERRITORIES AND ATTEMPT TO INVOLVE THE PRIVATE SECTOR TO MEET THE VARIED NEEDS.

b. AREAS OF NEED HAVE BEEN IDENTIFIED AS FOLLOWS:

YOUTH HOSTELS,
PSYCHIATRIC GROUP HOME,
PRIVATE TOURIST HOMES,
SPOUSAL ABUSE OR SAFE HOMES.

III. WHEREAS THERE LACKS A CENTRAL AGENCY TO DEAL EFFECTIVELY AND PROFICIENTLY WITH THE DESSEMINATION OF INFORMATION TO BOTH THE PEOPLE AND COMMUNITIES IN THE NORTHWEST TERRITORIES;

AND WHEREAS THERE IS NO ONE SPECIFIC AGENCY TO DEAL EFFECTIVELY WITH PROBLEMS, QUESTIONS AND CONCERNS ENCOUNTERED BY THE PEOPLE AND COMMUNITIES IN THE NORTHWEST TERRITORIES;

AND WHEREAS THERE IS A NEED FOR AN OMBUDSMAN IN THE NORTHWEST TERRITORIES TO INVESTIGATE COMPLAINTS OF THE GOVERNMENT ON BEHALF OF RESIDENTS OF THE NORTHWEST TERRITORIES;

NOW THEREFORE BE IT RESOLVED THAT A SYSTEM OF INFORMATION REFERRAL BE ESTABLISHED IN COMMUNITIES OF THE NORTHWEST TERRITORIES AND THAT AN INFORMATON REFERRAL SYSTEM BE RESPONSIBLE FOR THE PROVISION, COLLECTION AND DISSEMINATION OF INFORMATION ON:

-GOVERNMENT PROGRAMS AND SERVICES,
-FUNDING,
-COMMUNITY GROUPS, ORGANIZATIONS AND AGENCIES,

AND THAT SUCH AN INFORMATION REFERRAL SYSTEM BE CO-ORDINATED THROUGH A CENTRAL AGENCY AND THAT EACH COMMUNITY DELEGATE A PERSON TO CARRY OUT THE RESPONSIBILITIES OF THE REFERRAL CENTRE;

THAT AN OMBUDSMAN BE ESTABLISHED IN THE NORTHWEST TERRITORIES TO INVESTIGATE COMPLAINTS OF THE GOVERNMENT AND THAT THE OMBUDSMAN BE THE CENTRAL AGENCY FOR THE INFORMATION REFERRAL SYSTEM.

YELLOWKNIFE WORKSHOP ON HOMELESSNESS

Responses to the Recommendations

RECOMMENDATION:

1. **"NATIVE PEOPLE'S CULTURAL NEEDS AND CONCERNS BE AN INTEGRAL PART OF PLANNING, HOUSING PROGRAMS AND PHYSICAL DESIGN OF HOUSING FOR THE PEOPLE LIVING IN THE NORTH OF SIXTY."**

RESPONSE:

N.W.T. Housing Corporation - The Corporation considers community participation as the keystone in the successful delivery of housing programs in the N.W.T. Examples of this commitment can be seen in the following:

The Corporation undertook a "DESIGN INPUT TOUR" to solicit design input and comments from the communities on Public Housing and Homeownership Assistance Program (H.A.P.) units being provided by the Corporation. This tour took place between January and April, 1987 and covered twenty communities.

Minutes from all meetings were sent to community groups as well as an explanation of how design suggestions would be incorporated into the new designs. If suggestions could not be used then some explanation was given to the communities.

As a result of these meetings, the Corporation has redesigned Public Housing units to be built below the treeline to respond to input received from these communities. Although resources did not allow for a complete re-design of Public Housing units above the treeline, a number of refinements, based on input from the communities have been incorporated in the 1988 Public Housing.

With regard to H.A.P., the Corporation has responded with refinements and new designs which reflect input received from the tour. This includes the addition of a one bedroom model and a truss roof option. The H.A.P. designs which the Corporation has developed also allow for a certain amount of flexibility to the individual homeowner when constructing the house, for example: interior partitions can be relocated and windows locations changed.

It is the Corporation's intention to repeat the "DESIGN INPUT TOUR" every three years. Therefore, the Corporation will be producing new designs every three years in an effort to respond to the needs of the user.

PROGRAM EVALUATION - The Corporation has recently undertaken a review and evaluation of its H.A.P. program with direct input from H.A.P. clients in order to improve the delivery of that program and the development of further homeownership programs.

Department of Municipal and Community Affairs - The community based approach to community planning and the Planning Act allows for full local participation and if they so wish, for local governments to take on full responsibility for land use planning and therefore house location.

RECOMMENDATION:

2. **"LOCAL LABOUR BE USED FOR THE CONSTRUCTION OF THE HOUSES, AS A RESULT THE UNEMPLOYMENT PROBLEMS IN THE COMMUNITIES CAN BE ADDRESSED."**

RESPONSE:

Department of Education - The Departments of Education and Public Works and Highways, as well as the N.W.T. Housing Corporation are working together to solve this problem and a comprehensive report recommending ways to maximize the use of local labour on housing projects will be finalized this spring.

In 1988, the Department of Education will administer the salary funding for the labour component of the Homeownership Assistance Program and the Department will develop a structured training program to be provided to all participants in H.A.P.

N.W.T. Housing Corporation - A new method to encourage increased use of local labour was implemented in all Corporation contract specifications for 1987 housing projects. The documents state that official representatives of the community and contractors must report on use of local labour with each request for payment. The contractor, a representative of the community, and Canada Employment meet to determine the use of local labour.

In February of 1987, letters were sent to the Mayor of each community and to all contractors outlining how the new local labour policy will be adopted and the role of the community. These letters were also sent to Canada Employment representatives and Housing Associations/Authorities.

Department of Economic Development and Tourism - The Department sees its role in this issue as being one that is limited to the provision of financial and technical assistance to the small businessman (contractor) through its normal program delivery system.

In 1987/88, under the sponsorship of the N.W.T. Construction Association the Department delivered a Contractor Management Training Program to all regions with the exception of the Kitikmeot. Training sessions of one weeks' duration were held in 11 communities with an average number of eight participants.

Local contractors should be better positioned to employ the unemployed as they know the local labour force and are more likely to hire locally than an outside contractor.

RECOMMENDATION:

3. **"NATIVE PEOPLE BE GIVEN CONTROL OVER HOUSING PROJECTS INCLUDING LOCATION OF HOUSES, MANAGEMENT OF CONSTRUCTION AND MANAGEMENT OF RENTAL PROJECTS WHERE THEY EXIST."**

RESPONSE:

N.W.T. Housing Corporation - The Corporation recognizes the importance of the involvement of communities in the development of housing solutions and supports greater devolution of responsibility to the communities.

As the Special Committee on Housing travelled from community to community it became clear that the residents of the N.W.T. felt that housing services should be provided in a manner that promotes:

- Accountability to and by the local community;
- Community Development; and
- Economic Development.

In response to the Special Committee the Corporation has taken the following initiatives to increase community involvement:

1. Consultation with 20 communities on the design of public housing.
2. A more open response to requests from communities to change their working relationship with the Corporation.
3. A new allocation process that allows communities to determine the mix of homeownership and rental units.
4. A new site selection process that requires community approval of siting and building orientation.
5. Separate supply, ship and erect contracts for the construction of housing projects.
6. Separate tendering of dimensional lumber to increase opportunities for northern firms to bid on contracts.
7. A new method to encourage use of local labour.

Department of Municipal and Community Affairs - (See response to #1).

RECOMMENDATION:

4. **"HOUSING WHICH IS ABANDONED BY THE GOVERNMENT DEPARTMENTS (FEDERAL AND TERRITORIAL) BE MADE AVAILABLE TO LOCAL PEOPLE LIVING IN POOR HOUSING RATHER THAN SIT VACANT FOR YEARS TO DETERIORATE."**

RESPONSE:

N.W.T. Housing Corporation - The Housing Corporation has, where possible and economical, taken over vacant housing. For example: in Inuvik the Corporation has taken over the lease of 36 apartments which were vacated by Public Works Canada. These apartments are now available under the Corporation's Rent Supplement Program.

In the "Recommendations and Resolutions from the Yellowknife Workshop" four points are raised:

RECOMMENDATIONS:

1. **"THAT THE YELLOWKNIFE HOUSING AUTHORITY PROVIDE A LEADERSHIP ROLE IN DEVELOPING A COHESIVE APPROACH TO HOMELESSNESS IN YELLOWKNIFE."**

2. **"THAT A CENTRAL CLEARING HOUSE TO PROVIDE INFORMATION ON SOCIAL ISSUES RELATED TO HOMELESSNESS BE ESTABLISHED IN YELLOWKNIFE AND OTHER COMMUNITIES IN THE N.W.T."**

3. **"THAT AN OMBUDSMAN BE ESTABLISHED TO INVESTIGATE COMPLAINTS OF THE GOVERNMENT ON BEHALF OF RESIDENTS."**

4. **"THAT THE NEED FOR TEMPORARY SHELTER WITHIN THE TERRITORIES BE STUDIED AND PUBLICIZED - YOUTH-EMERGENCY, PSYCHIATRIC, SPOUSAL ABUSE SAFE HOMES."**

RESPONSE to #1:

Yellowknife Housing Authority - The Authority has developed a proposal and is investigating funding.

Great Slave Housing Corporation - The Great Slave Housing Corporation has been formed to look at accessing Rural and Native funding to provide housing for native people in Yellowknife.

RESPONSE to #2:

N.W.T. Housing Corporation - The Corporation recognizes the need for accessible and comprehensive information on housing programs in the official languages of the N.W.T. The best method for providing this information, however, is not clear. In an effort to inform the public, the Corporation currently provides information on its programs in a variety of ways, including:

- pamphlets describing the programs in both English and Inuktitut;
- a H.A.P. catalogue of house designs; and
- the H.A.P. Construction Video which details the construction of a HAP unit from beginning to end (this video is currently being transcribed for translation into all official aboriginal languages).

In addition to these materials, the position of Tenant Relations Officer has been added to the Housing Association/Authorities to distribute information on programs within the community. The District Office also provides information on the Corporation Housing Programs.

The Corporation is also working with communities to maximize their participation in program delivery through block funding arrangements. This devolution of responsibility to the local level should also increase the understanding and knowledge of the various programs.

RESPONSE to #3:

Department of Justice - At the moment there is no plan to increase the size of the Government of the N.W.T. by creating an ombudsman's office. However, in relation to the particular issue of homelessness, a new Residential Tenancies Act was passed by the Legislative Assembly on June 17, 1987. This legislation was proclaimed on February 6, 1988, and Shirley Johnson a Yellowknife lawyer has been appointed as Rental Officer. Ms. Johnson is responsible for inquiring into disputes between landlords and tenants and assisting the parties to settle them. (A copy of the part of the Residential Tenancies Act which relates to the Rental Officer is attached as Appendix D.)

RESPONSE TO #4:

Department of Social Services - <u>Youth Hostels</u> - The Department of Social Services has a number of homes across the Northwest Territories for youth who come into care either through Child Welfare or Young Offenders Legislation. There are, however, no youth shelters except those provided by the Y.W.C.A. and the Salvation Army in Yellowknife. The Department would prefer that the lead role for such shelters be taken by interested groups in the communities. The Department would then look at a support role for such shelters, if such need was documented and the Department received the financial resources to provide this service.

Psychiatric Group Home - The transfer of health services from National Health and Welfare to the Departments of Health and Social Services is scheduled for April, 1988. At that time, the Department of Social Services will be given the responsibility for community mental health services.

As part of the negotiations the Government of the N.W.T. will be requesting funds for the establishment of a halfway house for returning psychiatric patients. There are no plans at this point for a residential treatment other than a limited number of beds at the new hospital in Yellowknife.

Spousal Abuse or Safe Homes - There are currently a number of safe homes and shelters across the Northwest Territories. (Refer to the list in Appendix A.) The Department is prepared to respond to proposals from communities for funding and support in setting up such shelters in other communities where the need exists. For further information contact Diane Doyle, Family & Children Services Division, Department of Social Services.

HAY RIVER - WORKSHOP ON HOMELESSNESS

AUGUST 21, 1987

HAY RIVER - WORKSHOP ON HOMELESSNESS
AUGUST 21, 1987

MAJOR CONCERNS/ISSUES/PROBLEMS

- Overcrowding in existing housing putting pressures on residents- alcohol abuse, spousal assault, etc.
- Problems associated with people returning to problems (i.e. alcohol abuse, overcrowding, abuse) in homes after completing treatment programs.
- Problem exists of people sleeping in abandoned buildings, in crawl spaces, to find temporary shelter.
- Lack of treatment facilities for people with problems.
- Lack of a community approach to shelter issues.
- Spousal assault victims have in some communities a safe house which provides temporary shelter for 72 hours, then victim must make other arrangements because of lack of housing. They often have to return home or go to another community where there is housing.
- Insecure tenure of tenants in private rental market, high cost of rent.
- Frustration with Government for access to existing programs.
- Problems that single parents experience getting housing - forced to live with parents and problems of overcrowding, alcohol abuse, etc.
- Concern with helping programs that increase dependency.
- Lack of emergency shelter.
- Lack of housing for single people - particularly single mothers.
- Concern over high cost of housing.

RECOMMENDATIONS MADE BY THE PARTICIPANTS AT THE WORKSHOP

1. Recommend that homelessness be approached as a "Multi-Social Problem" and reinforce the need for local special programs and facilities-responsibility of Departments of Government to work with communities. Employee Assistance Programs (Drug and Alcohol Work) - Social Services and Education.

   Detox Centres - Social Services.

   Shelter Homes for Families - Transients - N.W.T.H.C., Social Services and local groups.

   Lifeskills Programs - Education, Social Services, N.W.T.H.C.

   Hostel for Transients - Social Services.

   More Low-Cost Housing - N.W.T.H.C. and C.M.H.C.

2. Recommend that there be a more co-ordinated approach of Government to the homeless and better distribution of information on programs which assist people in need and provide support.

3. Recommend that Government review legislation in regards to tenure of those people housed in private rental accommodation.

4. Recommend that the N.W.T.H.C. and Social Services review the need for housing and support services for the increasing numbers of single-parent families.

5. Locally, it is recommended that local groups combine resources to solve problems - more long term planning.

6. Recommended that N.W.T.H.C.'s District Office, Social Services, Housing Authority and Hay River Women's Centre pursue in establishing a transition centre for spousal assault victims.

7. Recommend that the Minister responsible for the Housing Corporation review the situation with vacant federal housing and determine if it could be released for public use.

8. Recommend that local agencies pursue the sharing of training programs with other agencies.

ATTENDING HAY RIVER WORKSHOP ON HOMELESSNESS

Name	Agency
Alexis Johnston	Hay River Alcohol and Drug Society
Wanda Ryan	Hay River Women's Centre
Ron Rosvold	Hay River Housing Authority
Steve Brooks	Board Member, N.W.T. Housing Corporation
Jim Tyler	Pentecostal Sub Arctic Mission
Fater Ed Coleman, O.M.D.	Catholic Church
Cathy Glen	R.C.M.P.
Janice Laycock (recording)	N.W.T. Housing Corporation, Yellowknife

Responses to the Recommendations

RECOMMENDATION:

1a. "RECOMMEND THAT HOMELESSNESS BE APPROACHED AS A 'MULTI-SOCIAL PROBLEM' AND "THAT THE NEED FOR COMMUNITY BASED SPECIAL PROGRAMS AND FACILITIES BE REINFORCED."

RESPONSE:

N.W.T. Housing Corporation - This recommendation highlights the importance of co-ordinating government programs and services to provide an adequate level of shelter and support to people with special needs. The personal problems faced by individuals who are homeless cannot be resolved simply by providing shelter. In recognition of this, and in response to this recommendation, the government has formed an interdepartmental committee to develop government policy on providing shelter and services to individuals with special needs. The committee will include representatives from the Department of Health, the Department of Social Services and the N.W.T. Housing Corporation.

Department of Social Services - The Department is currently involved in providing funding to the Salvation Army in Yellowknife, to provide shelter for the homeless.

RECOMMENDATION:

1b. ""THAT THE NEED FOR COMMUNITY BASED SPECIAL PROGRAMS AND FACILITIES BE REINFORCED (EMPLOYEE ASSISTANCE PROGRAMS - DRUG AND ALCOHOL)."

RESPONSE:

Department of Personnel - The Department of Personnel, Employee Relations Division, is responsible for advising and assisting supervisors in dealing with problem employees. Specifically, the policy on alcoholism in the public service delegates the job of administering the policy to this group (in the region, to the regional personnel advisor). They can provide further information and training about identifying alcoholism and can help you in preparing for interviews.

Department of Education - Employee assistance programs are the responsibility of employers with the assistance of the Department of Social Services. The Department of Education has introduced a new health program in Kindergarten to Grade 9 this year which includes a unit on alcohol and drugs.

RECOMMENDATION:

1c. "THAT THE NEED FOR COMMUNITY BASED SPECIAL PROGRAMS AND FACILITIES BE REINFORCED (DETOX CENTRES)."

RESPONSE:

Department of Social Services - There are a number of drug/alcohol programs and services currently in operation across the Northwest Territories. (Refer to Appendix D) The Alcohol and Drug Board of Management is made up of regional representation across the Northwest Territories. Any community interested in developing alcohol/drug programs should submit a proposal to the Board of Management for Alcohol and Drug Services who will make recommendations to the Minister after reviewing the proposal. The Chairperson of the Board is Nancy Austin.

RECOMMENDATION:

1d. "THAT THE NEED FOR COMMUNITY BASED SPECIAL PROGRAMS AND FACILITIES BE REINFORCED (SHELTER HOMES FOR FAMILIES-TRANSIENTS)."

RESPONSE:

Department of Social Services - Shelter Homes for Families - The Department has a number of shelters, safe homes, and programs in place for battered spouses and their families. Refer to Appendix A, and information presented previously on spousal abuse or safe homes (page 13).

Shelter Homes for Transients - Minimal financial assistance is being provided to transients by the Department which includes shelter for up to 3 days. The Department will be reviewing this policy early in 1988. The Salvation Army is currently receiving financial support for providing this service in Yellowknife.

RECOMMENDATION:

1e. "THAT THE NEED FOR COMMUNITY BASED SPECIAL PROGRAMS AND FACILITIES BE REINFORCED (LIFESKILLS PROGRAMS)."

RESPONSE:

Department of Education - The recommendation on local special programs in general, and lifeskills in particular, is being addressed to a certain extent in the Department's efforts to address the need for basic academic upgrading. Programs for upgrading are being planned for 1988 in almost all communities in the N.W.T., and all upgrading programs include elements of lifeskills training.

Lifeskills training is also being offered to high school students through alternative programs such as the Community Occupational Program and the Senior Practical Program, as well as the CALM 20 course (which permits both career and personal issues to be discussed in a structured classroom setting) and the Health and Personal Development 10 course.

Department of Social Services - The Department currently involves lifeskills as part of the programming in some established group homes.

RECOMMENDATION:

1f. "THAT THE NEED FOR COMMUNITY BASED SPECIAL PROGRAMS AND FACILITIES BE REINFORCED (HOSTELS FOR TRANSIENTS)."

RESPONSE:

Department of Social Services - The Department requires more research as to the need for transient hostels. Refer to previous response on Transients (page 12).

RECOMMENDATION:

1g. ""THAT THE NEED FOR COMMUNITY BASED SPECIAL PROGRAMS AND FACILITIES BE REINFORCED (MORE LOW-COST HOUSING)."

RESPONSE:

N.W.T. Housing Corporation - In 1985, the Government declared housing a priority, "To bring homeownership within the reach of more residents of the Northwest Territories, while reducing the shortage in public housing and improving community services." The government supported that commitment and the Corporation was provided with the additional funding required to build thirty more homes in 1985/86, and to improve the level of maintenance and staffing with a budget increase of 12 million dollars.

The Corporation within existing funding can build three hundred units of social housing per year. These units are allocated to communities based on need as determined by the comprehensive needs survey. The Corporation continues to examine how it delivers its programs in order to provide as many homes as possible within the funding restrictions that exist.

RECOMMENDATION:

2. **"RECOMMEND THAT THERE BE A MORE CO-ORDINATED APPROACH OF GOVERNMENT TO THE HOMELESS AND BETTER DISTRIBUTION OF INFORMATION ON PROGRAMS WHICH ASSIST PEOPLE IN NEED AND PROVIDE SUPPORT."**

RESPONSE:

N.W.T. Housing Corporation - The Corporation recognizes the need for accessible and comprehensive information on housing programs in the official languages of the N.W.T. The best method for providing this information, however, is not clear. In an effort to inform the public, the Corporation currently provides information on it's programs in a variety of ways, including:

- pamphlets describing the programs in both English and Inuktitut;
- a Homeownership Assistance Program (H.A.P.) catalogue of house designs; and
- the H.A.P. Construction Video which details the construction of a H.A.P. unit from beginning to end, (this video is currently being transcribed for translation into all official aboriginal languages).

In addition to these materials the position of the local Tenant Relations Officer has been added to the Housing Association/Authorities to distribute information on programs within the community. The District Office also provides information on the Corporation Housing Programs on request.

The Corporation is also working with communities to maximize their participation in program delivery through block funding arrangements. This devolution of responsibility to the local level should also increase the understanding and knowledge of the various programs.

Department of Social Services - Information on services for the homeless will be updated in a revised brochure which outlines financial assistance services to clients. The Department would welcome and support a central information system for the distribution of such information.

RECOMMENDATION:

3. **"RECOMMEND THAT GOVERNMENT REVIEW THE LEGISLATION IN REGARDS TO TENURE OF THOSE PEOPLE HOUSED IN PRIVATE RENTAL ACCOMMODATION."**

RESPONSE:

Department of Justice - A new Residential Tenancies Act was passed by the Legislative Assembly on June 17, 1987. This legislation was proclaimed on February 6, 1988, and Shirley Johnson a Yellowknife lawyer has been appointed as Rental Officer. Ms. Johnson is responsible for inquiring into disputes between landlords and tenants and assisting the parties to settle them. (A copy of the part of the Residential Tenancies Act which relate to the Rental Officer is attached as Appendix D.)

RECOMMENDATION:

4. **"RECOMMEND THAT THE N.W.T.H.C. AND SOCIAL SERVICES REVIEW THE NEED FOR HOUSING SUPPORT SERVICES FOR THE INCREASING NUMBERS OF SINGLE-PARENT FAMILIES."**

RESPONSE:

N.W.T. Housing Corporation - The Corporation carries out a Comprehensive Needs Study each year with the participation of the local housing organizations. This study examines all aspects of housing need and has identified the increasing requirement for more housing for singles and small families. In response to this need the Corporation is planning to build 90 one bedroom units in the communities (out of a total of 136 public housing units being constructed this year).

Department of Social Services - Single parent families are identified as a specific category for issuing financial assistance. A revised day care subsidy program was put into effect, as an effort to provide service and support this client group. The new federal policy in day care should provide resources for further assistance.

The Department recognizes that the housing needs for single parents are particularly acute across the Northwest Territories.

RECOMMENDATION:

5. **"IT IS RECOMMENDED THAT LOCAL GROUPS COMBINE RESOURCES TO SOLVE PROBLEMS - MORE LONG TERM PLANNING."**

RESPONSE:

The Government supports the initiative of local groups in solving the problems of the homeless.

RECOMMENDATION:

6. **"RECOMMENDED THAT N.W.T.H.C.'S DISTRICT OFFICE, SOCIAL SERVICES, HOUSING AUTHORITY AND HAY RIVER WOMEN'S CENTRE PURSUE THE ESTABLISHMENT OF A TRANSITION CENTRE FOR SPOUSAL ASSAULT VICTIMS."**

RESPONSE:

N.W.T. Housing Corporation & Department of Social Services - The Department of Social Services and the N.W.T. Housing Corporation recognize the need for this service and are presently reviewing possible options for the provision of housing.

RECOMMENDATION:

7. **"RECOMMEND THAT THE MINISTER RESPONSIBLE FOR THE HOUSING CORPORATION REVIEW THE SITUATION WITH VACANT FEDERAL HOUSING AND DETERMINE IT COULD BE RELEASED FOR PUBLIC USE."**

RESPONSE:

N.W.T. Housing Corporation - The Housing Corporation has, where possible and economical, taken over vacant housing. For example: in Inuvik the Corporation has taken over the lease of 36 apartments which were vacated by Public Works Canada. These apartments are now available under the Corporation's Rent Supplement Program.

RECOMMENDATION:

8. **"RECOMMEND THAT LOCAL AGENCIES PURSUE THE SHARING OF TRAINING PROGRAMS WITH OTHER AGENCIES."**

RESPONSE:

The Government supports this initiative by local agencies, community recommendation.

ESKIMO POINT - WORKSHOP ON HOMELESSNESS

AUGUST 26, 1987

ESKIMO POINT - WORKSHOP ON HOMELESSNESS
AUGUST 26, 1987

MAJOR CONCERNS/ISSUES/PROBLEMS

- Lack of affordable housing - young adults, young couples are low on priority lists for local housing stock. (This housing is the only opportunity - no private market.)

- Overcrowding in housing creating pressure on families - alcohol, drug, solvent abuse, marital breakdown, physical and sexual abuse of adults and children.

- Lack of services for disabled to live in homes - lack of co-ordination between Social Services and N.W.T.H.C. to provide required housing modifications.

- Dependent adults who, because of mental, physical or social problems cannot live on their own and require a group of Halfway Houses to provide support.

- Elderly - emphasis on in-home support.

- Spousal Assault Safe Homes - N.W.T.H.C. and Social Services had offered to overhouse a family to provide a safe house. Community size prevents house location - remaining confidential - no volunteers for program.

- Problem getting accurate information on housing need - requirement to go door to door.

- Elderly people may wish to live alone but Housing Association reluctant to give housing considering large numbers of families requiring housing.

- Inadequate housing: no running water or sewage facilities.

- Transient people must wait three months before they can apply for housing. They are living in tents until the period is up.

- Inequalities between Government and Public Housing: furniture and furnishings.

- Access to facilities in two storey houses by elderly, disabled and children. Lack of experience with two storey houses.

- Need for more information on housing programs.

RECOMMENDATIONS MADE BY THE PARTICIPANTS AT THE WORKSHOP

1. Recommend that each level of Territorial, Regional and Community Government meet to discuss housing issues - to promote a more co-ordinated approach to housing programs and to improve the distribution of information on shelter programs.

2. Recommend that the N.W.T.H.C. review the calculation of rents to reflect income averaging over a 12 months period and to use net rather than gross income data.

3. Recommend that the N.W.T.H.C. help alleviate the need for adequate housing and continue to rehab Northern Rentals and re-evaluate the write-off of Northern Rentals without corresponding replacement with new units.

4. Recommend that the local Housing Association and the N.W.T.H.C. in conjunction with Social Services examine the use of written-off units for renovation for use as a Transition House for emergency shelter i.e. spousal assault, emergency transient needs, etc.

5. Social Services review and update their zone adjustment scale for rental assistance.

ATTENDING ESKIMO POINT WORKSHOP ON HOMELESSNESS

Name	Agency
Donna Fildey	Social Services
Tom Owlijoot	Deputy Chairman, N.W.T.H.C.
Nancy Karetak-Lindell	Secretary-Manager, Eskimo Point Housing Association
James Karetak	Vice Chairman, Eskimo Point Housing Association Board
Peter Kritaqliluk	K.R.C.
Bill Pflueger	Program Officer, N.W.T.H.C.
Janice Laycock (recording)	N.W.T. Housing Corporation Yellowknife

ESKIMO POINT WORKSHOP ON HOMELESSNESS

Responses to Recommendations

RECOMMENDATION:

1. **"RECOMMEND THAT EACH LEVEL OF TERRITORIAL, REGIONAL AND COMMUNITY GOVERNMENT MEET TO DISCUSS HOUSING ISSUES - TO PROMOTE A MORE CO-ORDINATED APPROACH TO HOUSING PROGRAMS AND TO IMPROVE THE DISTRIBUTION OF INFORMATION ON SHELTER PROGRAMS."**

RESPONSE:

N.W.T. Housing Corporation - The Corporation is attempting to facilitate a more co-ordinated approach to the delivery of housing programs in the communities in the following ways:

a) The development of a Community Development Strategy. Once in place, the strategy will allow the Corporation to work with communities to develop long-term plans for increasing local decision-making and community choice in housing. For those communities with the required skills, additional responsibilities for housing will be devolved from the Corporation.

b) Work with C.M.H.C. and Social Services to clarify the roles and responsibilities of each department in terms of housing programs and to co-ordinate the production and distribution of information for the public.

RECOMMENDATION:

2. **"RECOMMEND THAT THE N.W.T. HOUSING CORPORATION REVIEW THE CALCULATION OF RENTS TO REFLECT INCOME AVERAGING OVER A 12 MONTHS PERIOD AND TO USE NET RATHER THAT GROSS INCOME DATA."**

RESPONSE:

N.W.T. Housing Corporation - The Corporation is currently reviewing the Rent Scale. This review is being carried out with the participation of community housing organizations, community councils and the local M.L.A.s. The Corporation through this consultation process is trying to develop a new rent scale which is fair, equitable and reflects the concerns of the communities. This process should be completed by the fall of 1988, with a new policy developed and in place by the end of 1988.

RECOMMENDATION:

3. **"RECOMMEND THAT THE N.W.T.HOUSING CORPORATION HELP ALLEVIATE THE NEED FOR ADEQUATE HOUSING AND CONTINUE TO REHAB NORTHERN RENTALS AND RE-EVALUATE THE WRITE-OFF OF NORTHERN RENTALS WITHOUT CORRESPONDING REPLACEMENT WITH NEW UNITS."**

RESPONSE:

N.W.T. Housing Corporation - The Corporation's original Northern Rental Replacement Program was developed to replace those Northern Rental units that were no longer economical to repair or rehab. There have been serious cutbacks to this program. In reaction to these cutbacks the Corporation is reviewing its policy on the rehab of Northern Rentals.

RECOMMENDATION:

4. **"RECOMMEND THAT THE LOCAL HOUSING ASSOCIATION AND THE N.W.T.HOUSING CORPORATION IN CONJUNCTION WITH THE DEPARTMENT OF SOCIAL SERVICES EXAMINE THE USE OF WRITTEN-OFF UNITS FOR RENOVATION FOR USE AS A TRANSITION HOUSE FOR EMERGENCY SHELTER I.E., SPOUSAL ASSAULT, EMERGENCY TRANSIENT NEEDS, ETC."**

RESPONSE:

Department of Social Services and N.W.T. Housing Corporation - When feasible, the Northwest Territories Housing Corporation housing units have been obtained in the past for utilization by the Department of Social Services for various program needs. This process will continue.

RECOMMENDATION:

5. **"THE DEPARTMENT OF SOCIAL SERVICES REVIEW AND UPDATE THEIR ZONE ADJUSTMENT SCALE FOR RENTAL ASSISTANCE."**

RESPONSE:

N.W.T. Housing Corporation - The Corporation currently calculates its rents by applying the Territorial Rent Adjustment based on the Department of Social Services Basic Living Allowance, community location and family size (six cost zones).

The Corporation is currently reviewing the rent scale and has distributed a discussion paper to housing associations/authorities, community councils, and M.L.A.s for comment. A second discussion paper will be prepared and distributed to interested groups by the end of March. The Corporation is planning to have a new Rent Scale Policy completed by the end of 1988. Through the rent scale review, revisions to this rent adjustment will be considered.

INUVIK - WORKSHOP ON HOMELESSNESS

AUGUST 31, 1987

INUVIK - WORKSHOP ON HOMELESSNESS
AUGUST 31, 1987

MAJOR CONCERNS/ISSUES/PROBLEMS

- People who return from treatment programs to problems in the home that do not support their continued rehabilitation, i.e. overcrowding, physical abuse, alcohol abuse, etc.

- Lack of affordable housing - (specific group identified - young single people wanting to move away from the family).

- Absence of housing for "special need" groups, i.e. senior citizens, disabled, spousal assault victims, transients, Halfway Houses for people coming out of treatment or jail.

- Problems that mentally or socially handicapped people experience getting and keeping housing.

- Lack of opportunity (poverty - unemployment) for obtaining housing- high costs of materials, labour, operations and maintenance.

- Lack of and high cost for service lots for construction of homes. (Inuvik, $35,000 a lot.)

- Need for a co-ordinated approach to shelter issued amongst all local and Territorial agencies. (In Inuvik there are interagency meetings to discuss issues and work on particular cases.)

- Rules and regulations are seen as obstacles which stand in the way of obtaining housing. People feel unable to help themselves, increased dependency on Government.

- Increasing expectations of youth for better standard of housing and increasing dependency on Government.

- Inadequate housing, i.e. no water or sewer facilities.

- Land claims - questions of obtaining land covered under land claims. Both land claim recipients and those not included.

RECOMMENDATIONS MADE BY THE PARTICIPANTS AT THE WORKSHOP

1. Recommend that clearing house be established to distribute information on housing and social assistance programs.

2. Recommend that the Government provide more information to communities to assist in community based planning and decision making.

3. Recommend that the following Government Departments of M.A.C.A., D.P.W., and N.W.T.H.C. take steps to make affordable building lots available to all residents.

4. Recommend that various Government and Land Claim Departments clarify the issue of access to land for houses, claimed under existing or pending land claims. This for both land claims recipients and people not covered by claims.

5. Recommend that a program be developed and implemented to provide shelter for special needs groups, i.e. spousal assault victims, Halfway Houses for people coming from treatment programs, disabled, senior citizens. This to be the responsibility of the Territorial Government and the communities.

ATTENDING INUVIK WORKSHOP ON HOMELESSNESS

Name	Agency
Andrew O'Neill	Inuvik Housing Authority
Ken Gwozdz	M.A.C.A.
Diane Tingmiak	Delta House
Hugh Westheuser	R.C.M.P., Inuvik
Margaret Cockney	N.W.T.H.C., Inuvik
Barb McDonald	Social Services, Inuvik
Tom Detlor	Town of Inuvik
Sam Raddi	C.O.P.E.
David Kravitz	N.W.T.H.C., Inuvik
Janice Laycock (recording)	N.W.T.H.C., Yellowknife

INUVIK WORKSHOP ON HOMELESSNESS

Responses to Recommendations

RECOMMENDATION:

1. **"RECOMMEND THAT A CLEARING HOUSE BE ESTABLISHED TO DISTRIBUTE INFORMATION ON HOUSING AND SOCIAL ASSISTANCE PROGRAMS."**

RESPONSE:

N.W.T. Housing Corporation - The Corporation recognizes the need for accessible and comprehensive information on housing programs in the official languages of the N.W.T. The best method for providing this information, however, is not clear. In an effort to inform the public, the Corporation currently provides information on it's programs in a variety of ways, including:

- pamphlets describing the programs in both English and Inuktitut;
- a Homeownership Assistance Program (H.A.P.) catalogue of house designs; and
- the H.A.P. Construction Video which details the construction of a H.A.P. unit from beginning to end, (this video is currently being transcribed for translation into all official aboriginal languages).

In addition to these materials the position of the local Tenant Relations Officer has been created at the local Housing Association/Authorities to distribute information on programs within the community. The District Office also provides information on the Corporation Housing Programs on request.

The Corporation is also working with communities to maximize their participation in program delivery through block funding arrangements. This devolution of responsibility to the local level should also increase the understanding and knowledge of the various programs.

Department of Social Services - The Department would support and co-operate with the Northwest Territories Housing Corporation in establishing a more effective information distribution system. (See previous response on Co-ordinated Approach to Services for the Homeless - Hay River #1.)

RECOMMENDATION:

2. **"RECOMMEND THAT THE GOVERNMENT PROVIDE MORE INFORMATION TO COMMUNITIES TO ASSIST IN COMMUNITY BASED PLANNING AND DECISION MAKING."**

RESPONSE:

Department of Municipal and Community Affairs - The community based approach to community planning and the Planning Act allows for full local participation and if they so wish, for local governments to take on full responsibility for land use planning and therefore house location.

N.W.T. Housing Corporation - The Corporation's current Capital Planning Process, introduced to the communities in the spring of 1986, is designed to provide information on how many houses will be built in the next year as well as an idea of what is planned for the next five years. This information is based on an expanded needs study that covers all public housing rental units and privately owned housing in each community and is carried out by local organizations.

Communities also are able to make choices within their housing allocation. They can select houses built under the Homeownership Assistance Program or the Public Housing Program or a combination of the two.

These efforts on the part of the Corporation provide the information and the choice to allow communities to more effectively plan for their long-term needs.

RECOMMENDATION:

3. **"RECOMMEND THAT THE FOLLOWING GOVERNMENT DEPARTMENTS OF MUNICIPAL AND COMMUNITY AFFAIRS, DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, AND N.W.T. HOUSING CORPORATION TAKE STEPS TO MAKE AFFORDABLE BUILDING LOTS AVAILABLE TO ALL RESIDENTS."**

RESPONSE:

Department of Municipal and Community Affairs - We look forward to continuing our research with the N.W.T. Housing Corporation for a set of integrated policy initiatives that will continue to provide an adequate and timely supply of developed land at reasonable prices. We believe affordability needs to be addressed through subsidy program(s).

RECOMMENDATION:

4. **"RECOMMEND THAT VARIOUS GOVERNMENT AND LAND CLAIM DEPARTMENTS CLARIFY THE ISSUE OF ACCESS TO LAND FOR HOUSES, CLAIMED UNDER EXISTING OR PENDING LAND CLAIMS. THIS FOR BOTH LAND CLAIMS RECIPIENTS AND PEOPLE NOT COVERED BY CLAIMS."**

RESPONSE:

Aboriginal Rights and Constitutional Development Secretariat - INUVIALUIT CLAIM AREA - The actual supply of lands for the provision of housing will depend on who owns the land. If the land is owned by the Inuvialuit then their lands administration would be the contact to negotiate for lease or sale. If the government or a municipality requires more land for that community then "the Inuvialuit Land Administration, on receipt of notice of the extent and location of the lands so required, undertakes to negotiate in good faith the terms and conditions, including nominal rent, on which the government might obtain lands by sale or lease or other disposition or arrangement." (Inuvialuit FInal Agreement Section 7.61)

DENE/METIS CLAIM AREA - This claim is still under negotiation. The Dene/Metis are actively seeking to select land within existing municipal boundaries. The GNWT is attempting to streamline the method of title transfer for Aboriginal Lands within municipal boundaries to individuals or municipal authorities. We expect these provisions will also allow for the future expansion of municipal boundaries onto Aboriginal Lands.

TUNGAVIK FEDERATION OF NUNAVUT - This claim is also still under active negotiation. The general trend of the Tungavik Federation of Nunavut is that they will not be selecting significant quantities of land within municipal boundaries and will be leaving an expansion area around each community to allow for growth. The lands within municipal boundaries will be transferred to the municipal authorities for administration, therefore, a party wanting to obtain title or lease to a specific parcel would contact the municipal authority.

RECOMMENDATION:

5. **"RECOMMEND THAT A PROGRAM BE DEVELOPED AND IMPLEMENTED TO PROVIDE SHELTER FOR SPECIAL NEEDS GROUPS, I.E., SPOUSAL ASSAULT VICTIMS, HALFWAY HOUSES FOR PEOPLE COMING FROM TREATMENT PROGRAMS, DISABLED SENIOR CITIZENS. THIS TO BE THE RESPONSIBILITY OF THE TERRITORIAL GOVERNMENT AND THE COMMUNITIES."**

RESPONSE:

N.W.T. Housing Corporation - This recommendation highlights the importance of co-ordinating government programs and services to provide an adequate level of shelter and support to people with special needs. The personal problems faced by individuals who are homeless cannot be resolved simply by providing shelter. In recognition of this, and in response to this recommendation, the government has formed an interdepartmental committee to develop government policy on providing shelter and services to individuals with special needs. The committee will include representatives from the Department of Health, the Department of Social Services, and the NWT Housing Corporation.

Department of Social Services - See previous responses to recommendations for special purpose housing on page 12 and 13.

Halfway Houses - The need for Halfway Houses for individuals leaving treatment programs (i.e.: alcohol/drug programs) is recognized. Capital money has been identified in the National Native Alcohol Drug Abuse Program (NNADAP) budget for 1990/91. Homes are being planned subject to the availability of funding for 3 locations throughout the Northwest Territories.

Disabled Senior Citizens' - The Department has placed priority on providing services so that Seniors may remain in their own homes whenever possible. A number of programs of home support and homecare are operating in communities across the Northwest Territories. A new brochure for services to seniors will be published early in 1988. An assessment report on the needs of seniors was completed in 1986. This report outlines the need for seniors facilities in each community across the Northwest Territories. The report is available for distribution to interested groups.

Several homes for seniors are currently operating across the Northwest Territories. (Refer to Appendix E) Capital dollars are also in the 5 year Capital Plan for new homes in most regions.

CAMBRIDGE BAY - WORKSHOP ON HOMELESSNESS

SEPTEMBER 3, 1987

KITIKMEOT (CAMBRIDGE BAY) - WORKSHOP ON HOMELESSNESS
SEPTEMBER 3, 1987

MAJOR CONCERNS/ISSUES/PROBLEMS

- Overcrowding in some houses in each community:
  . lack of (or no) opportunity for other housing,
  . loss of privacy, and
  . interpersonal stress - alcohol abuse - family violence.

- Need for more housing for single people - they are increasingly demanding their own accommodation.

- Extended family in Eastern communities of this District still quite strong, also need to provide room for all generations.

- Special needs housing required in some communities (need varies from community to community) so that people do not have to leave the community or return to "unhealthy homes":
  - spousal and family violence; and
  - people returning from treatment or from jail.

- Need for a more combined approach by Government and communities to issues.

- Inequalities in provision of housing - government to public housing, i.e. government housing can always be accommodated but long waiting lists in communities for public housing. Also a perceived inequality in rental scale for government employees over public housing - more information publicized.

- Poor access to information on housing assistance programs - more information in "Northern" languages.

- Lack of incentive for homeownership - better access to homeownership to the population is required - Homeownership not public housing fosters accountability.

- In many communities land is not owned but leased. There is a need for secure tenure of land for homeownership, also better availability of land for housing (developed lots).

- The quality of community plan impacts greatly on the life of a community, poor planning in the past has created problems: generator next to houses, lack of areas for community expansion, etc.

- Housing, although a priority with the government, now does not receive enough attention. Should not be down-graded in future to "give other departments a chance". Housing impacts on health, Social Services, (dealing with problems affected by overcrowding) education.
  - The home and the quality of that home is of prime importance to a community.

RECOMMENDATIONS MADE BY THE PARTICIPANTS AT THE WORKSHOP

1. Recommend that C.M.H.C. continue to re-evaluate its approach to housing programs in the North to recognize the unique nature of delivering housing in Northern communities.

2. Recommend that the Government of the N.W.T. declare housing a priority in consideration of the overcrowding that exists in most Northern communities.

3. Recommend that the Government consult with communities on all decisions that affect that community.

4. Recommend that the inequality between provision of staff housing as required and waiting lists for public housing be addressed by the Government of the N.W.T.

5. Recommend that local agencies within the District examine the effectiveness of interagency meetings to discuss and attempt to find solutions to local problems.

ATTENDING CAMBRIDGE BAY WORKSHOP ON HOMELESSNESS

Name	Agency
Des Korotash	Corporal, R.C.M.P.
Barbara Beck	Area Supervisor, Social Services
Brian Finnimore	M.D., Nursing Station
Katie Hayhurst	Community Planner, M.A.C.A.
Paul Bachmann	Reverend, St. George's Anglican Mission
Bob Aknavigak	Executive Officer, Kitikmeot Regional Council
Mike Kaiyogana	Co-ordinator, Katimavik Centre
Helen Maksagak	Vice-Chairperson, Kitikmeot Housing Federation
Rob Feagan	N.W.T.H.C., Cambridge Bay
Janice Laycock (recording)	N.W.T.H.C., Yellowknife

CAMBRIDGE BAY WORKSHOP ON HOMELESSNESS

Responses to Recommendations

RECOMMENDATION:

1. **"RECOMMEND THAT CANADA MORTGAGE AND HOUSING CORPORATION CONTINUE TO RE-EVALUATE ITS APPROACH TO HOUSING PROGRAMS IN THE NORTH TO RECOGNIZE THE UNIQUE NATURE OF DELIVERING HOUSING IN NORTHERN COMMUNITIES."**

RESPONSE:

N.W.T. Housing Corporation - This recommendation has been forwarded to C.M.H.C.

RECOMMENDATION:

2. **"RECOMMEND THAT THE GOVERNMENT OF THE N.W.T. DECLARE HOUSING A PRIORITY IN CONSIDERATION OF THE OVERCROWDING THAT EXISTS IN MOST NORTHERN COMMUNITIES."**

RESPONSE:

N.W.T. Housing Corporation - In 1985, the Government declared housing a priority, "To bring homeownership within the reach of more residents of the Northwest Territories, while reducing the shortage in public housing and improving community services". The Government supported that commitment in the following ways: the budget for the Homeownership Assistance Program was increased and in 1985/86 thirty more homes were built; and $12 million was added to the Corporation's Maintenance Budget over a three year period to improve the level of maintenance and to support the staff required to deliver the improved maintenance system.

The current Government has set new priorities, with the main focus being economic development. The Corporation's delivery of its programs will reflect that priority as we review and evaluate the impact that housing has on the economy of the communities. Nevertheless, the Government still has a firm commitment to housing and will continue to work towards the goals expressed in 1985.

RECOMMENDATION:

3. **"RECOMMEND THAT THE GOVERNMENT CONSULT WITH COMMUNITIES ON ALL DECISIONS THAT AFFECT THAT COMMUNITY."**

RESPONSE:

N.W.T. Housing Corporation - The Corporation presently consults with community groups on many aspects of housing delivery, design, program evaluation, global allocations, and siting and orientation of new buildings.

The concept of community participation or "block funding" for homeownership programs was introduced in 1982 in Fort Good Hope and Fort Resolution, and is slowly beginning to catch on in other communities. Block Funding allows: communities to take a greater role in the provision of housing; greater opportunities for economic development through housing programs; and a greater sense of pride of ownership in the community.

The Community Development Strategy being developed by the Corporation will allow the Corporation to work with communities to develop long-term plans for increasing local decision-making and community choice in housing. For those communities with the required skills, additional responsibilities for housing will be devolved from the Corporation.

RECOMMENDATION:

4. **"RECOMMEND THAT THE INEQUALITY BETWEEN PROVISION OF STAFF HOUSING AS REQUIRED AND WAITING LISTS FOR PUBLIC HOUSING BE ADDRESSED BY THE GOVERNMENT OF THE N.W.T."**

RESPONSE:

N.W.T. Housing Corporation - The Corporation allocates housing units to communities based on need (as expressed in the Comprehensive Community Housing Assessment) and the current Capital Budget.

RECOMMENDATION:

5. **"RECOMMEND THAT LOCAL AGENCIES WITHIN THE DISTRICT EXAMINE THE EFFECTIVENESS OF INTERAGENCY MEETINGS TO DISCUSS AND ATTEMPT TO FIND SOLUTIONS TO LOCAL PROBLEMS."**

RESPONSE:

The Government supports this local initiative.

IQALUIT - WORKSHOP ON HOMELESSNESS

SEPTEMBER 9, 1987

WORKSHOP ON HOMELESSNESS
IQALUIT - BAFFIN DISTRICT
SEPTEMBER 9, 1987

ISSUES/PROBLEMS/CONCERNS

The transition from land based to community lifestyle has occurred over a very short period of time, 30 years in some cases. People were responsible for their own shelter and the ability to provide it was in their hands as settlements were established and, as Government provided more services along with the accompanying regulations and standards, this responsibility and ability has disappeared. There is a feeling that people are powerless to help themselves.

Major Issues

- Overcrowding, because of a lack or absence or any alternative to Government housing, Public rental or staff housing: if there is a housing shortage people must stay with relatives or friends which puts pressure on households. Heard from participants of households with 16 to 3 bedrooms and that people were sleeping in closets or furnace rooms. Problems associated with or compounded by overcrowding:

    . Alcohol, drug or solvent abuse.
    . Family violence - People who seek help in treatment programs are coming out of jail or the local transition house for spousal abuse victims, usually have no alternative but to return to the same problems in their homes. Baffin short by 628 units - Iqaluit 200 units.

- Unemployment is staggering in many of the communities of this District and the figures do not show a positive change especially considering the population growth.

    . from 1981-1986 population in Baffin grew at a rate of approximately 4% annually (Canada average 0.8%)
    . in 1984 a labour force survey estimated that each year in the Baffin anywhere from 180 to 210 persons will enter the working age population.
    . from 1981-82 the Baffin economy sustained almost no economic growth.
    . only 8% of the Inuit who have been schooled have ever obtained education beyond grade 12.

- In particular people attending the Workshop identified the need for housing which addresses the special needs of the local population, ie.
  - young single people;
  - single parents;
  - elders;
  - family violence victims - long-term housing;
  - physically or mentally handicapped; and
  - people returning from treatment.

- As well as housing design which is sensitive to the particular situations of local people, i.e. houses designed to accommodate more than one family with common living areas as well as private areas- extended family.

- People expressed concern with access to homeownership:
  . High cost of building materials;
  . lack of developed land to build houses on (lack of land planning);
  . lack of access to bank financing for mortgages or interim financing;
  . red tape and confusing regulations and standards associated with building a house (inability of many to read blueprints or understand codes);
  . Government assistance for homeownership seems to be difficult to access, information is vague; and
  . finally, even if assistance is available many people can not afford to operate or maintain a home. Material and building costs for 3 bedroom home approximately $150,000.00. Cost to operate - fuel, electricity approximately $1,200.00/month.

RECOMMENDATIONS MADE BY THE PARTICIPANTS AT THE WORKSHOP

1. Recommend that the Government of the NWT implement a regular cycle of budgeting to make developed land available for housing as required and set out in the NWT Housing Corporation's 5 year plan.

2. Recommend that community planning be done with the direct participation of the community to reflect local values, priorities and conditions, and to foster accountability for decisions. Specifically in Iqaluit, that lot sizes be reviewed and the need for larger lots be considered, in addition that the provision of lots for development by family groups for more than one house be reviewed.

3. Recommend that Social Services, the NWTHC and the communities work together to establish shelters for those who require special assistance, ie. people returning from treatment programs, youth hostel, and long-term housing for family violence victims.

4. Recommend that special housing needs of the elders be addressed in the immediate future and that information on progress be distributed to interested groups.

5. Recommend that the Government of the NWT initiates creative programs to encourage and enable the public servants to build their own homes and reduce the pressure on public housing and present staff housing inventory, ie. payroll homeownership savings plan.

6. Recommend that the Government of the NWT and the NWT Housing Corporation initiate further programs to encourage private homeownership throughout the Baffin region.

7 Recommend that local and territorial building standards and codes be simplified to allow for better access to homeownership by all people including those with no formal training in reading codes or blueprints, and that awareness of existing training programs in building construction be developed.

8. Recommend that the design of houses be done at a local level.

9. Recommend that the NWT Housing Corporation sponsor a yearly bank fair in Iqaluit to bring all perspective financial clients together with lending agencies to promote competition and better access to funding for housing and that the Government investigates improved access to financing for housing.

10. Recommend that C.M.H.C. administers its programs at a local level to provide continuity in requirements and direct access by communities.

11. Recommend that family planning education be delivered to the communities through the schools and through interagency meetings.

12. Recommend that the Government of the NWT revises the requirement of basic Grade 10 English in its employment programs to recognize fluency in Inuktitut and understanding of English.

13. Recommend that the Government continues or increases financial commitment to housing programs in the North in light of the increasing overcrowding that exists in most communities.

14. Recommend that the NWT Housing Corporation be included in local and regional interagency meetings, and there be a continued dialogue on homeless issues.

15. Recommend that the NWT Housing Corporation change from maximum to economic rents in rental programs in the Baffin.

16. Recommend that the feasibility of accessing other agencies and avenues for financing homeless issues be explored, ie. development corporations to assist with profits from Corporation.

17. Recommend that the Special Committee on Housing's recommendations be implemented.

ATTENDING IQALUIT WORKSHOP ON HOMELESSNESS

Name	Agency
Suzanne Monteith	Agvik Society - Battered Women's Transition
Bill Riddell	Tuuvik Society - Drug and Alcohol
Harry Kilabauk	Society for Elders
Rev. Mike Gardener	Anglican Church
Rev. Pat Lorand	Catholic Church
Staff Sgt. Lil Morris	R.C.M.P.
Ken Macrury	Regional Executive
Andy Theriault	Mayor, Town of Iqaluit
Tom Demcheson	Iqaluit Housing Authority
Katherine Trumper	Economic Development
Val Hass	Social Services
Paul Fraser	Social Services, Town of Iqaluit
Hannah Kilabuk	Social Services
Ron Mongeau	Baffin Regional Council
Keith Irving	Burdett-Moulton, Architects & Engineers Inc.
Oleepeeka Veevee	Mirqqut, Sewing Centre
Andy Swidersky	M.A.C.A.
Jon Magnusson	N.W.T.H.C., Iqaluit
Catherine Carry	Baha'i
Simonie Alainga	Board Member, N.W.T.H.C.
Jakolassie Killiktee	Board Member, N.W.T.H.C.
Maureen Cochrane	N.W.T.H.C., Iqaluit
Janice Laycock (recording)	N.W.T.H.C., Yellowknife

IQALUIT WORKSHOP ON HOMELESSNESS

Responses to Recommendations

RECOMMENDATION:

1. **"RECOMMEND THAT THE GOVERNMENT OF THE N.W.T. IMPLEMENT A REGULAR CYCLE OF BUDGETING TO MAKE DEVELOPED LAND AVAILABLE FOR HOUSING AS REQUIRED AND SET OUT IN THE N.W.T. HOUSING CORPORATION'S FIVE-YEAR PLAN."**

RESPONSE:

N.W.T. Housing Corporation - The Corporation's current Capital Planning Process, introduced to the communities in the spring of 1986, is designed to provide information on how many houses will be built in the next five years. This information is based on an expanded needs study that covers all public housing rental units and privately owned housing in each community and is carried out by local organizations.

Information from this Five-Year Capital Plan is currently used to direct budgeting to enable land development for housing.

RECOMMENDATION:

2. **"RECOMMEND THAT COMMUNITY PLANNING BE DONE WITH THE DIRECT PARTICIPATION OF THE COMMUNITY TO REFLECT LOCAL VALUES, PRIORITIES AND CONDITIONS, AND TO FOSTER ACCOUNTABILITY FOR DECISIONS. SPECIFICALLY IN IQALUIT, THE LOT SIZES BE REVIEWED AND THE NEED FOR LARGER LOTS BE CONSIDERED, IN ADDITION, THE PROVISION OF LOTS FOR DEVELOPMENT BY FAMILY GROUPS FOR MORE THAN ONE HOUSE BE REVIEWED."**

RESPONSE:

Department of Municipal and Community Affairs - Our community based approach to community planning and the Planning Act allows for full local participation and if they so wish, for local governments to take on full responsibility for land use planning and therefore house location.

RECOMMENDATION:

3. **"RECOMMEND THAT THE DEPARTMENT OF SOCIAL SERVICES, THE N.W.T. HOUSING CORPORATION AND THE COMMUNITIES WORK TOGETHER TO ESTABLISH SHELTERS FOR THOSE WHO REQUIRE SPECIAL ASSISTANCE, I.E., PEOPLE RETURNING FROM TREATMENT PROGRAMS, YOUTH HOSTEL, AND LONG-TERM HOUSING FOR FAMILY VIOLENCE VICTIMS."**

RESPONSE:

Department of Social Services - YOUTH HOSTELS - The Department of Social Services has a number of homes across the Northwest Territories for youth who come into care either through Child Welfare, or Young Offenders Legislation. There are, however, no youth shelters except those provided by the Y.W.C.A. and the Salvation Army in Yellowknife. The Department would prefer that the lead role for such shelters be taken by interested groups in the communities. The Department would then look at a support role for such shelters, if such need was documented and the department received the financial resources to provide this service.

HALFWAY HOUSES - The need for Halfway Houses for individuals leaving treatment programs (i.e.: alcohol/drug programs) is recognized. Capital money has been identified in the National Native Alcohol Drug Abuse Program (NNADAP) budget for 1990/91. Homes are being planned subject to the availability of funding for 3 locations throughout the Northwest Territories.

SPOUSAL ABUSE OR SAFE HOMES - There are currently a number of safe homes and shelters across the Northwest Territories. Refer to the list in Appendix A. The Department is prepared to respond to proposals from communities for funding and support in setting up such shelters in other communities where the need exists. For further information contact Diane Doyle, Family & Children Services Division, Department of Social Services.

RECOMMENDATION:

4. **"RECOMMEND THAT SPECIAL HOUSING NEEDS OF THE ELDERS BE ADDRESSED IN THE IMMEDIATE FUTURE AND THE INFORMATION ON PROGRESS BE DISTRIBUTED TO INTERESTED GROUPS."**

RESPONSE:

Department of Social Services - The Department has placed priority on providing services to Seniors in their own homes whenever possible. A number of programs of home support and homecare are operating in communities across the Northwest Territories. A new brochure for services to seniors will be published early in 1988. An assessment report on the needs of seniors was completed in 1986. This report outlines the need for seniors facilities in each community across the Northwest Territories. The report is available for distribution to interested groups.

RECOMMENDATION:

5. **"RECOMMEND THAT THE GOVERNMENT OF THE NWT INITIATES CREATIVE PROGRAMS TO ENCOURAGE AND ENABLE THE PUBLIC SERVANTS TO BUILD THEIR OWN HOMES AND REDUCE THE PRESSURE ON PUBLIC HOUSING AND PRESENT STAFF HOUSING INVENTORY, I.E., PAYROLL HOMEOWNERSHIP SAVINGS PLAN."**

RESPONSE:

N.W.T. Housing Corporation - This recommendation has been forwarded to the Department of Personnel.

RECOMMENDATION:

6. **"RECOMMENDATION THAT THE GOVERNMENT OF THE NWT AND THE NWT HOUSING CORPORATION INITIATE FURTHER PROGRAMS TO ENCOURAGE PRIVATE HOMEOWNERSHIP THROUGHOUT THE BAFFIN REGION."**

RESPONSE:

N.W.T. Housing Corporation - The Corporation recognizes the need for more programs to encourage homeownership. Recently an evaluation of the Homeownership Assistance Program was undertaken. The results of this review will help in the formulation of new programs to help foster homeownership in the N.W.T.

One of the major problems that residents encounter is access to financing. The Corporation is reviewing the feasibility of a risk sharing mortgage insurance program to alleviate this problem.

RECOMMENDATION:

7. **"RECOMMEND THAT LOCAL AND TERRITORIAL BUILDING STANDARDS AND CODES BE SIMPLIFIED TO ALLOW FOR BETTER ACCESS TO HOMEOWNERSHIP BY ALL PEOPLE INCLUDING THOSE WITH NO FORMAL TRAINING IN READING CODES OR BLUEPRINTS, AND THAT AWARENESS OF EXISTING TRAINING PROGRAMS IN BUILDING CONSTRUCTION BE DEVELOPED."**

RESPONSE:

Department of Education - In 1988, the Department of Education will be developing a training program for all participants in HAP which will include a component of blueprint reading. The Department will work with CMHC and the NWTHC on the problem of explaining territorial building standards and codes clearly and simply.

N.W.T. Housing Corporation - The Corporation designs its houses to be as simple as possible and still maintain: energy efficiency, cost effectiveness, and ease of construction.

A video is provided by the Corporation that is a step by step guide to the construction of a H.A.P. unit. H.A.P. clients also receive a construction manual and a set of drawings that have been simplified to assist homeowner builders. The Corporation also hires on site supervisors to work with clients and give valuable technical advise.

RECOMMENDATION:

8. **"RECOMMEND THAT THE DESIGN OF HOUSES BE DONE AT A LOCAL LEVEL."**

RESPONSE:

NWT Housing Corporation - The Corporation undertook a "DESIGN INPUT TOUR" to solicit design input and comments from the communities on public housing and HAP units being provided by the Corporation. This tour took place between January and April, 1987 and covered twenty communities.

Minutes from all meetings were sent to community groups as well as an explanation of how design suggestions would be incorporated into the new designs. If suggestions could not be used then some explanation was given to the communities.

As a result of these meetings, the Corporation has re-designed Public Housing units to be built below the treeline to respond to input received from these communities. Although resources did not allow for a complete re-design of Public Housing units above the treeline, a number of refinements, based on input from the communities have been incorporated in the 1988 Public Housing.

With regard to HAP, the Corporation has responded with refinements and new designs which reflect input received from the tour. This includes the addition of a one bedroom model and a truss roof option. The HAP designs which the Corporation has developed also allow for a certain amount of flexibility to the individual homeowner when constructing the house, for example: interior partitions can be relocated, and windows locations changed.

It is the Corporation's intention to repeat the "DESIGN INPUT TOUR" every three years. Therefore, the Corporation will be producing new designs every three years in an effort to respond to the needs of the user.

RECOMMENDATION:

9. **"RECOMMEND THAT THE N.W.T. HOUSING CORPORATION SPONSOR A YEARLY BANK FAIR IN IQALUIT TO BRING ALL PERSPECTIVE FINANCIAL CLIENTS TOGETHER WITH LENDING AGENCIES TO PROMOTE COMPETITION AND BETTER ACCESS TO FUNDING FOR HOUSING AND THAT THE GOVERNMENT INVESTIGATES IMPROVED ACCESS TO FINANCING FOR HOUSING."**

RESPONSE:

Department of Economic Development and Tourism - The Department has sponsored Banker's Tours in the north to familiarize bankers with northern opportunities. It may be possible, working through the N.W.T. Housing Corporation and other agencies to arrange for residents to meet with the bankers to discuss problems associated with financing residential construction in remote areas.

RECOMMENDATION:

10. **"RECOMMEND THAT CMHC ADMINISTERS IT'S PROGRAMS AT A LOCAL LEVEL TO PROVIDE CONTINUITY IN REQUIREMENTS AND DIRECT ACCESS BY COMMUNITIES."**

RESPONSE:

N.W.T. Housing Corporation - This recommendation has been forwarded to C.M.H.C.

RECOMMENDATION:

11. **"RECOMMEND THAT FAMILY PLANNING EDUCATION BE DELIVERED TO THE COMMUNITIES THROUGH THE SCHOOLS AND THROUGH INTERAGENCY MEETINGS."**

RESPONSE:

Department of Education - Family planning education is being introduced in Kindergarten to Grade 9 this year through the Family Life Unit of the new Health Program. Parents will have the opportunity to find out about the Unit and who will teach it before teachers use it in the classroom. Parents will also have the right to withdraw their children from the classes if they do not want them to participate. The Department of Social Services also has a Co-ordinator of Family Life Education who does provide information on family planning in communities.

RECOMMENDATION:

12. **"RECOMMEND THAT THE GOVERNMENT OF THE N.W.T. REVISE THE REQUIREMENT OF BASIC GRADE 10 ENGLISH IN ITS EMPLOYMENT PROGRAMS TO RECOGNIZE FLUENCY IN INUKTITUT AND UNDERSTANDING OF ENGLISH."**

RESPONSE:

N.W.T. Housing Corporation - This recommendation has been forwarded to the Department of Personnel.

RECOMMENDATION:

13. **"RECOMMEND THAT THE GOVERNMENT CONTINUES OR INCREASES FINANCIAL COMMITMENT TO HOUSING PROGRAMS IN THE NORTH IN LIGHT OF THE INCREASING OVERCROWDING THAT EXISTS IN MOST COMMUNITIES."**

RESPONSE:

N.W.T. Housing Corporation - In 1985, the Government declared housing a priority, "To bring homeownership within the reach of more residents of the Northwest Territories, while reducing the shortage in public housing and improving community services." The Government supported that commitment, in the following ways: the budget for the Homeownership Assistance Program was increased and in 1985/86 thirty more homes were built; and $12 million was added to the Corporation's Maintenance Budget over a three year period to improve the level of maintenance and to support the staff required to deliver the improved maintenance system.

The current Government has set new priorities, with the main focus being economic development. The Corporation's delivery of its programs will reflect that priority as we review and evaluate the impact that housing has on the economy of the communities. Nevertheless, the Government still has a firm commitment to housing and will continue to work towards the goals expressed in 1985.

RECOMMENDATION:

14. **"RECOMMEND THAT THE N.W.T. HOUSING CORPORATION BE INCLUDED IN LOCAL AND REGIONAL INTERAGENCY MEETINGS, AND THERE BE A CONTINUED DIALOGUE ON HOMELESS ISSUES."**

RESPONSE:

N.W.T. Housing Corporation - The Corporation supports this initiative.

RECOMMENDATION:

15. **"RECOMMEND THAT THE N.W.T. HOUSING CORPORATION CHANGES FROM MAXIMUM TO ECONOMIC RENTS IN RENTAL PROGRAMS IN THE BAFFIN."**

RESPONSE:

N.W.T. Housing Corporation - The Corporation is currently reviewing the Rent Scale. This review is being carried out with the participation of community housing organizations, community councils and the local MLA's. The Corporation through this consultation process is trying to develop a new rent scale which is fair, equitable and reflects the concerns of the communities. This process should be completed by the fall of 1988, with a new policy developed and in place by the end of 1988.

RECOMMENDATION:

16. **"RECOMMEND THAT THE FEASIBILITY OF ACCESSING OTHER AGENCIES AND AVENUES FOR FINANCING HOMELESS ISSUES BE EXPLORED, I.E., DEVELOPMENT CORPORATION TO ASSIST WITH PROFITS FROM CORPORATION."**

RESPONSE:

The Government of the N.W.T. would be interested in further information on this recommendation.

RECOMMENDATION:

17. **"RECOMMEND THAT THE SPECIAL COMMITTEE ON HOUSING'S RECOMMENDATION BE IMPLEMENTED."**

RESPONSE:

N.W.T. Housing Corporation - The Corporation has come a long way since the Special Committee on Housing presented its Final Report in June of 1985. The changes that have been made affect all aspects of the delivery of housing to the communities, from the design of the houses through to the people who construct them. Briefly these changes include:

1. five-Year Capital Plan based on needs assessment to guide allocation and community consultation on mix of HAP and PH;

2. community input into design and into site selection and orientation of building on site;

3. block Funding to more communities;

4. implementation of maintenance system and development and support of housing association/authority staff;

5. preliminary negotiations of new management agreements for increased control of housing services;

6. increased opportunities of economic development, employment and training, (separate supply, ship and erect, requirement for local labour and closer monitoring, contractor training program, local advisory committees to identify local labour);

7. construction of R2000 standard houses, User-Pay evaluation;

8. improvement of support and delivery of HAP, HAP evaluation;

9. improvements to Corporation internal management, Functional Review, and the Comprehensive Audit undertaken by the Auditor General of Canada; and

10. introduction of badly needed Repair Program for private housing (HIP).

These are just some of the examples of how the Corporation has responded to the work of the Special Committee on Housing. A Final Report on progress since the Special Committee is presently being prepared to be tabled at this winter sitting of the Legislative Assembly. It will be a public document available on request.

APPENDIX A

Transition Houses, Community Crisis Shelters, Safe Homes

APPENDIX "A"

January 6, 1988

TRANSITION HOUSES

1. MacAteer House
   Y.W.C.A. Yellowknife

2. Sutherland House
   Tawow Society, Fort Smith

3. Nutaraq Place
   Agvvik Society, Iqaluit

COMMUNITY CRISIS SHELTERS

1. Tuk Crisis Centre
   Tuk Crisis Committee

2. Rankin Inlet Shelter
   Kataujaq Society

3. Spence Bay Shelter
   Hamlet of Spence Bay

4. Hay River Shelter
   Women's Centre

SAFE HOMES

1. Rae Women's Group

2. Fort Providence Women's Program

3. Baker Lake Hospice

4. Fort Simpson Anglican Church

5. Hay River Safe Home Network

APPENDIX B

Alcohol and Drug Services

APPENDIX "B"

ALCOHOL AND DRUG SERVICES

Contributions Program 1987-1988

Contribution Funds	$1,716,000.
Committed	
Arctic Bay A & D Education Program	27,250.
Broughton Island A & D Committee	70,241.
Ft. Liard Band Council	84,225.
Ft. Resolution Community Development Committee	91,610.
Rae Edzo Counselling Services	123,482.
Ft. Smith Uncle Gabe's Friendship Centre	156,686.
Yellowknife Northern Addiction Services	382,359.
Inuvik Delta House	410,000.
	$1,345,853.
(Youth Programs)	
Clyde River	5,000.
Coppermine Kitikmeot Youth Conference	5,000.
Sachs Harbour	10,000.
	$20,000.
(Special Initiatives)	
Peel River Workshop	$6,000.
Total Committed (Sept 1, 1987)	$1,371,853.
Reserved	
Sanikiluaq	17,850.
Repulse Bay	20,000.
Resolute Bay	23,925.
Hall Beach	43,604.
Pangnirtung	43,604.
Igloolik	45,254.
Total Reserved (September 1, 1987)	$194,237.
Summary	
Total Committed	$1,371,853.
Total Reserved	194,237.
	$1,566,090.
Total free balance	$149,910.
Reserve + free balance	$344,147.

APPENDIX "B"

ALCOHOL AND DRUG SERVICES

Youth Programs 1987-1988

Contribution Funds	$400,000.
Committed	
Aklavik Alcohol Action Committee	49,000.
Broughton Island A & D Education Committee	19,735.
Cambridge Bay Katimavik Centre	17,000.
Ft. Franklin Basic Awareness Program	15,589.
Ft. Liard Alcohol Awareness Program	21,515.
Ft. Resolution A & D Program	20,600.
Ft. Smith Uncle Gabe's Freindship Centre	45,000.
Ft. Providence Zhati Koe Freindship Centre	35,000.
Ft. Simpson Area Counselling Program	19,200.
Inuvik Ingamo Hall Youth Program	18,000.
Peel River Alcohol Society	25,300.
Rae Edzo Youth trip to Alkali Lake	5,000.
Spence Bay A & D Education Committee	20,913.
Snowdrift Youth Conference	5,000.
Yellowknife Northern Addiction Services	33,235.*
Total committed (Sept 1, 1987)	$350,087.
Reserved/Promised	
Hay River Youth A & D Prevention	7,000.
Holman Island Youth Program	9,000.
Yellowknife PRIDE	5,000.
Pond Inlet Youth Program	9,000.
	$30,000.

*The NAS Youth Program has not been spending as much as was anticipated in their budget, and is expected to show year-end underexpenditures of approximately $5,000.

Summary

Total Committed	$350,087.
Total Reserved	30,000.
	$380,087.
Total free balance (Sept. 1, 1987)	$19,913.
Reserve + free balance	$49,913.

APPENDIX C

NWT Facilities Providing Seniors Housing by Region, Community and Ownership

APPENDIX "C"

N.W.T. FACILITIES PROVIDING SENIORS HOUSING BY REGION, COMMUNITY & OWNERSHIP

NAME	ADDRESS	OWNERSHIP
A. BAFFIN REGION		
1. Baffin Regional Hospital	Bag 200 Frobisher Bay, NWT X0A 0H0 (819)979-5231	Gov't of the N.W.T.
B. FORT SMITH REGION		
1. Senior's Home	Ft. Liard, NWT	Community/Band Council
2. Deh Gah Gotie Koe	Ft. Providence Housing General Delivery Ft. Providence, NWT X0E 0L0 (403)699-4451	Federal/Territorial Government
3. Jimmy Erasmus Senior Citizens Home	Rae-Edzo Housing Association P.O. Box 66 Yellowknife, NWT X0E 0Y0	Federal/Territorial Government
4. Fort Resolution Senior Citizens Home	Deninoo Housing Authority General Delivery Fort Resolution, NWT X0E 0M0	Federal/Territorial Government
5. Ft. Simpson Senior Citizens Home	Ft. Simpson Housing Authority P.O. Box 378 Ft. Simpson, NWT X0E 0N0	Federal/Territorial Government
6. Ft. Simpson Hospital	Box 246 Ft. Simpson, NWT X0E 0N0	Federal/Territorial Government
7. Sunset Chalet	Ft. Smith Housing Authority P.O. Box 1287 Ft. Smith, NWT X0E 0P0	Federal/Territorial Government

NAME	ADDRESS	OWNERSHIP
B. FORT SMITH REGION (CONT'D)		
8. Ft. Smith Personal Care Unit (Pink House)	Ft. Smith, NWT X0E 0P0	Gov't of the N.W.T.
9. Ft. Smith Health Centre	Ft. Smith, NWT X0E 0P0 (403)872-2713 Admin.: Joyce Balla	Gov't of the N.W.T.
10. Riverview Lodge	Hay River Housing Authority P.O. Box 1517 Hay River, NWT X0E 0R0	Federal/Territorial Government
11. H.H. Williams Memorial Hospital	P.O. Box 280 Hay River, NWT X0E 0R0 (403)874-6512 Admin.: Jim Tyler	Gov't of the N.W.T.
12. Mary Murphy Senior Citizen Home	Yellowknife Housing Authority P.O. Box 2197 Yellowknife, NWT X1A 2L8	Federal/Territorial Government
13. Stanton Yellowknife Hospital	P.O. Box 10 Yellowknife, NWT X1A 2N1 (403)920-4111 Admin.: Larry Todd	Gov't of the N.W.T.
14. Aven Seniors' Centre	Aven Seniors' Centre P.O. Box 1564 Yellowknife, NWT X1A 2P2	YK Association of Concerned Citizens for Seniors
C. INUVIK REGION		
1. Joe Greenland Centre	Aklavik Housing Association General Delivery Aklavik, NWT X0E 0A0 (403)978-2381	Federal/Territorial Government

NAME	ADDRESS	OWNERSHIP
C. INUVIK REGION (CONT'D)		
2. Ft. Good Hope Senior Citizens Home	Ft. Good Hope Housing Assoc. General Delivery Ft. Good Hope, NWT X0E 0H0	Federal/Territorial Government
3. Ft. McPherson Senior Citizen Home	Ft. McPherson Housing Assoc. P.O. Box 4 Ft. McPherson, NWT X0E 0J0	Federal/Territorial Government
4. Inuvik Senior Citizens Home	Inuvik Housing Association Inuvik, NWT X0E 0T0	Federal/Territorial Government
5. Inuvik Long Term Care Facility	Inuvik General Hospital Inuvik, NWT X0E 0T0 (403)979-2955 Admin.: Ed Norwich	Gov't of the N.W.T.
6. Inuvik General Hospital	Inuvik General Hospital Inuvik, NWT X0E 0T0 (403)979-2955 Admin.: Ed Norwich	Federal Government
7. Inuit Non-Profit Housing Corp. Senior Citizen Home	Tuktoyaktuk Housing Assoc. P.O. Box 150 Tuktoyaktuk, NWT X0E 1C0	Inuit Non-Profit Housing Corp., 176 Gloucester Stree 3rd Floor, Ottawa, Ontario K2P 0A6
D. KEEWATIN REGION		
1. Ste. Therese's Home	Chesterfield Inlet, NWT X0C 1C0 (819)898-9917 Admin.: Sr. Isabelle	Religious, Order of Grey Nuns
E. KITIKMEOT REGION		
NIL	NIL	NIL

APPENDIX D

Residential Tenancies Act - Sections Relating to the Rental Officer

RENTAL OFFICER

Appointment

Appointment

72. The Minister may appoint a rental officer for the Territories or a specific area in the Territories, as specified in the appointment.

Duties and Powers

Duty

73. A rental officer shall encourage landlords and tenants to attempt to resolve their dispute themselves.

Powers

74.(1) A rental officer may

(a) provide information to landlords and tenants respecting tenancy matters;

(b) receive and investigate complaints and mediate disputes between landlords and tenants;

(c) investigate allegations of violations of this Act or the regulations;

(d) issue notices and orders as authorized by this Act;

(e) enter rental premises at any reasonable time, after giving reasonable notice, for the purpose of discharging his duties under this Act or the regulations; and

(f) hold hearings, give notice of hearings to the parties, and determine matters of procedure at hearings.

Orders

(2) A rental officer shall give reasons for any order or decision he issues and serve a copy of the order or decision and the reasons on the landlord and tenant affected.

Public Inquiries Act applies

(3) A rental officer, for the purpose of a hearing before him, has the powers of a commissioner under the Public Inquiries Act, with such modifications as the circumstances require.

Procedure

Expeditious procedures

75. A rental officer shall adopt the most expeditious method of determining the questions arising in any proceedings and ensure that the principles of natural justice are followed.

Rental officer to mediate

76.(1) Where an application has been made to a rental officer, the rental officer shall inquire into the matter and shall assist the parties to the proceeding in attempting to settle the matter by agreement.

Frivolous or vexatious applications

(2) A rental officer may refuse to accept any application or to continue any proceeding where, in his opinion, the matter is trivial, frivolous, vexatious or has not been initiated in good faith and issue an order to that effect.

Withdrawing application

(3) An applicant may withdraw an application at any time before an order or decision is made.

Decision to hold hearing

77.(1) Where a rental officer has inquired into the matter and is of the opinion that

(a) it is unlikely that the parties to a proceeding will be able to settle the matter by agreement; or

(b) the urgency of having the matter resolved requires that a determination be made,

the rental officer shall notify the parties and hold a hearing.

Rental officer not disqualified by reason of mediating

(2) A rental officer is not disqualified from holding a hearing and determining a matter by reason only of the fact that

(a) he attempted to assist the parties to the proceeding in settling the matter by agreement; or

(b) he took part in an inquiry or inspection to the dispute.

Issues may be heard together

78.(1) Where several different applications have been made to a rental officer, and the rental officer is of the opinion that it would be appropriate to determine the issues raised by the applications together, the rental officer may hear and determine the issues in dispute at a common hearing.

Issues may be heard separately

(2) Where a rental officer is of the opinion that it would be appropriate to deal with some of the issues raised by an application at separate hearings, the rental officer may direct that some of the issues be dealt with separately and may set additional hearing dates for the determination of those issues.

Examination of materials

79. All parties to a proceeding under this Act may examine all material filed with a rental officer relevant to the proceeding.

Rental officer to question parties

80. At a hearing, a rental officer may question the parties who are in attendance at the hearing and any witnesses, with a view to determining the truth concerning the matters in dispute.

Rental officer to investigate

81. A rental officer may, before or during a hearing

(a) conduct any inquiry or inspection he considers necessary; and

(b) question any person, by telephone or otherwise, concerning the dispute.

Decision

82. In making his decision, a rental officer may consider any relevant information obtained by the rental officer in addition to the evidence given at the hearing, provided that he first informs the parties of the additional information and gives them an opportunity to explain or refute it.

Making of order

83.(1) After holding a hearing and having regard to all the circumstances, where the rental officer is satisfied that

(a) an order or decision that has been applied for is justified, he shall make that order or decision; or

(b) another order or decision that could have been applied for is justified, he may make that other order or decision.

Terms and conditions

(2) A rental officer may include in any order or decision the terms and conditions he considers proper in all the circumstances.

Tenant may deduct compensation from rent

84.(1) Where a rental officer makes an order requiring a landlord to compensate a tenant, the rental officer may make an order that the tenant recover the compensation by deducting a specified sum from his rent for a specified number of rent payment periods.

Compensation to landlord

(2) Where a rental officer makes an order requiring a tenant to compensate a landlord, the rental officer may make an order permitting the tenant to pay the compensation by paying a specified sum together with his rent for a specified number of rent payment periods.

Lump sum payments

(3) A rental officer may, on the application of the landlord or the tenant, rescind an order made under subsection (1) or (2), and may order that any compensation still owing be paid in a lump sum.

Enforcement of Order

Authority of order

85. An order or a decision of a rental officer is binding on the parties.

Filing of an order

86.(1) A landlord or tenant may file an order or a decision of a rental officer with the Clerk of the Territorial Court.

Order or decision deemed to issue from Territorial Court

(2) Where a landlord or tenant files an order or a decision pursuant to subsection (1), the order or decision is deemed an order or a decision of the Territorial Court.

Enforcement of order

(3) An order or a decision filed pursuant to subsection (1) may be enforced in the same manner as a judgment of the Territorial Court.